

Book 09543 Page 00814

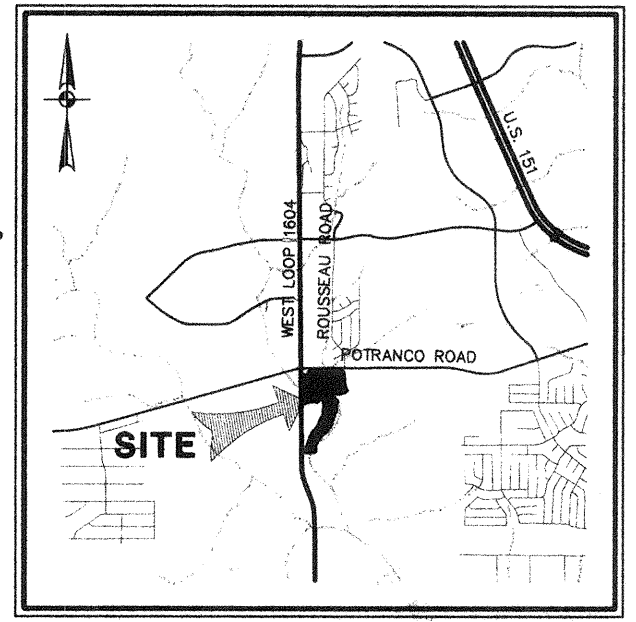
WASTEWATER EDU NOTE
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING DEPARTMENT.

ACREAGE SUMMARY	
LOTS 2-5	19.53 ACRES
TxDOT DEDICATION	0.48 ACRE
OFF-SITE DRAINAGE EASEMENT	32.95 ACRES
TOTAL	52.96 ACRES

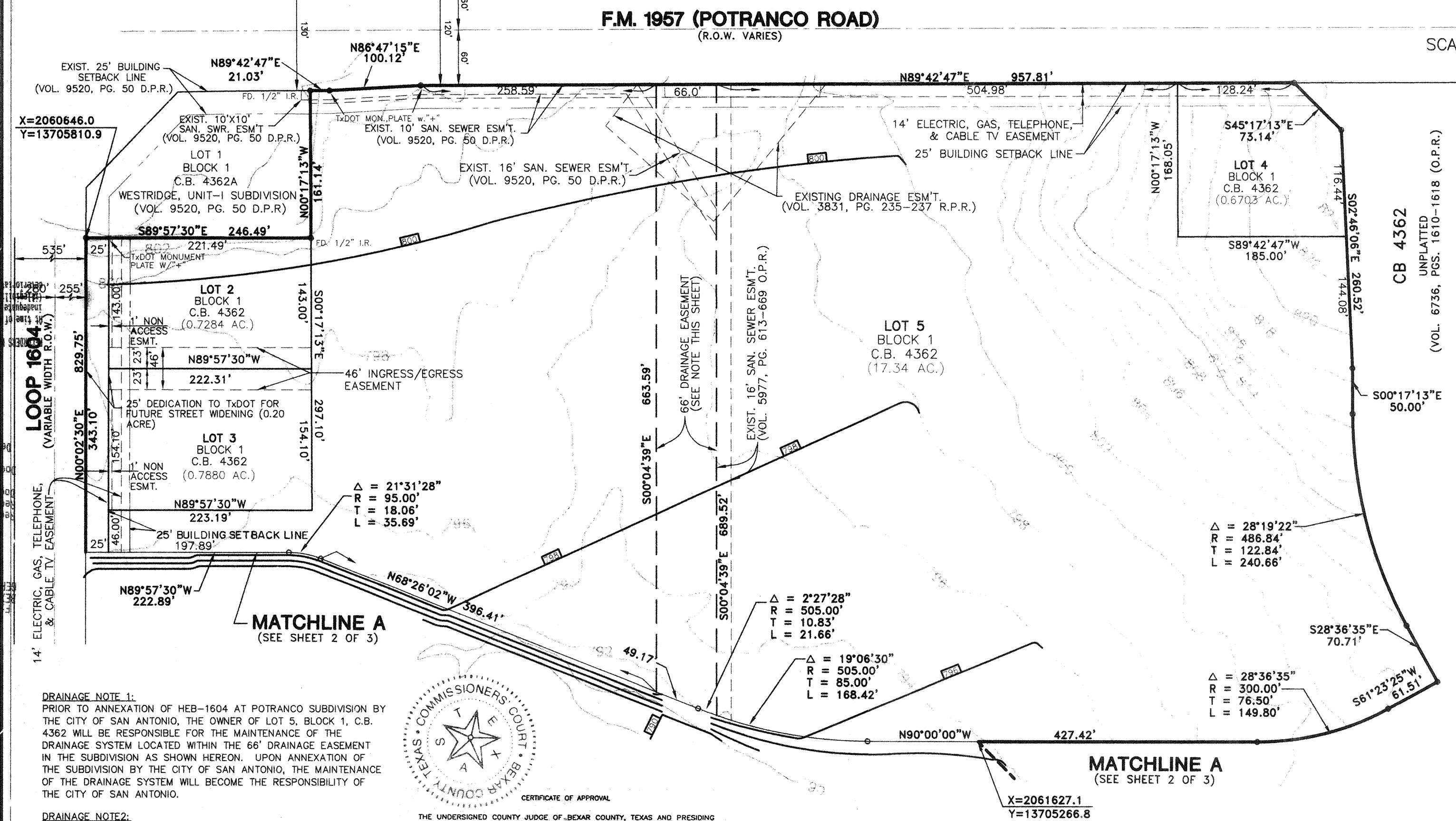
CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
RECEIVED
JUN 24 AM 8:06

PLAT NO. 980141

SCALE: 1" = 100'



LOCATION MAP
N.T.S.



- NOTES:
- 1) 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
 - 2) THE BASIS OF MONUMENTATION FOR THIS SURVEY ARE THOSE SHOWN FOUND.
 - 3) THE BEARINGS FOR THIS PLAT ARE BASED ON THE TxDOT RIGHT-OF-WAY MAP FOR LOOP 1604.
 - 4) FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
 - 5) OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.
 - 6) MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY BEING PLATTED WILL BE REGULATED AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF TWO ACCESS POINTS ALONG LOOP 1604 AND THREE ACCESS POINTS ALONG F.M. 1957, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE.
 - 7) IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TxDOT PRIOR TO CONSTRUCTION WITHIN STATE RIGHT OF WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT OF WAY SHALL BE AS DIRECTED BY TxDOT.
 - 8) N.A.D.83 GRID COORDINATES WERE DERIVED FROM: GUILBEAU, 1953 (P.I.D. #AY0950) N:13736374.7228 E:2075804.5144; HOFFMAN, 1953 (P.I.D. #AY0822) N:13691653.9837 E:2078963.3119.
 - 9) DIMENSIONS SHOWN ARE SURFACE AND THE COMBINED SCALE FACTOR USED IS 0.9998274.
 - 10) BEARINGS MUST BE ROTATED 0°17'09" COUNTER CLOCKWISE TO MATCH N.A.D.83.

- LEGEND:
- R.P.R. - REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS
 - O.P.R. - OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
 - D.P.R. - DEED & PLAT RECORDS OF BEXAR COUNTY, TEXAS
 - FD. 1/2" I.R. - FOUND 1/2" IRON ROD
 - SAN. SEWER ESM'T. - SANITARY SEWER EASEMENT
 - EXISTING CONTOUR
 - PROPOSED CONTOUR

HEB-1604 AT POTRANCO

BEING LOTS 2, 3, 4, AND 5, BLOCK 1, COUNTY BLOCK 4362 AND A 32.95 ACRE OFF-SITE DRAINAGE EASEMENT OUT OF A 161.715 ACRE TRACT DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 6736, PAGES 1610-1618 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, OUT OF THE J.V. DIGNOWITY SURVEY NO. 260, ABSTRACT 240, COUNTY BLOCK 4362 OF BEXAR COUNTY, TEXAS.

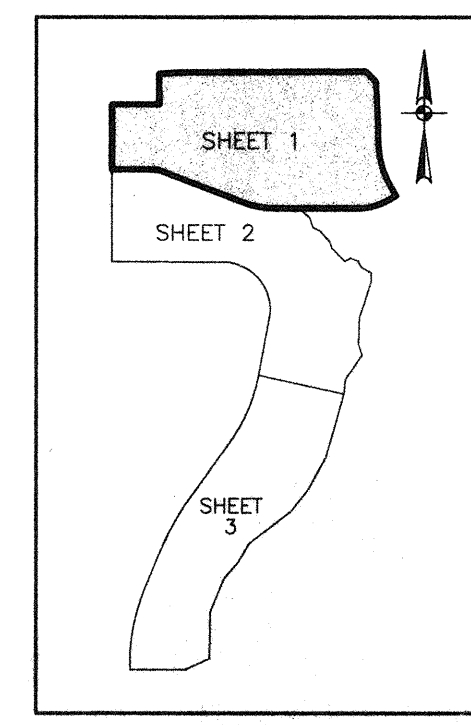
THIS PLAT OF HEB-1604 AT POTRANCO HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION. DATED THIS 10th DAY OF February, A.D. 1999.

BY: *[Signature]* CHAIRMAN
BY: *[Signature]* SECRETARY

NOTE: The City of San Antonio as part of its electric and gas system (City Public Service Board) is hereby dedicating the easements and right-of-way for electric and gas distribution and serving facilities in the areas designated on this plat as "Electric Easement," "Gas Easement," "Drainage Easement," "Service Easement," "Overhead Easement," "Utility Easement," and "Transformer Easement" for the purpose of installing, constructing, reconstructing, maintaining, removing, inspecting, patrolling, and erecting poles, hanging or burying wires, cables, conduits, pipelines or transformers, each with its necessary appurtenances together with the right of ingress and egress over grantor's adjacent land, and the right to relocate said facilities within said easement and right-of-way areas, and the right to remove from said lands all trees or parts thereof, or other obstructions which endanger or may interfere with the efficiency of said lines or appurtenances thereat. It is agreed and understood that no buildings, concrete signs, or walls will be placed within said easement area.

Any GPS monetary loss resulting from modifications required of GPS equipment, located within said easement, due to grade changes or ground elevation alterations shall be charged to the person or persons deemed responsible for said grade changes or ground elevation alterations.

This plat does not amend, alter, release or otherwise affect any existing electric, gas, water, sewer, drainage, telephone, cable easements or any other easements for utilities unless the changes to such easements are described below.



INDEX MAP
N.T.S.

DRAINAGE NOTE 1:
PRIOR TO ANNEXATION OF HEB-1604 AT POTRANCO SUBDIVISION BY THE CITY OF SAN ANTONIO, THE OWNER OF LOT 5, BLOCK 1, C.B. 4362 WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE DRAINAGE SYSTEM LOCATED WITHIN THE 66' DRAINAGE EASEMENT IN THE SUBDIVISION AS SHOWN HEREON. UPON ANNEXATION OF THE SUBDIVISION BY THE CITY OF SAN ANTONIO, THE MAINTENANCE OF THE DRAINAGE SYSTEM WILL BECOME THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO.

DRAINAGE NOTE 2:
FLOWS ASSOCIATED WITH THE 100 YEAR FLOOD EVENT ARE CARRIED WITHIN THE CONFINED LIMITS OF THE 5 - 10'x 6' MULTIPLE BOX CULVERTS LOCATED WITHIN THE 66' DRAINAGE EASEMENT.

CERTIFICATE OF APPROVAL
THE UNDERSIGNED COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT.

ON THIS 10th DAY OF February, 1999
ATTESTED:
[Signature]
COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

REGISTERED PROFESSIONAL ENGINEER
[Signature]
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

SWORN TO AND SUBSCRIBED BEFORE ME THIS 11th DAY OF JANUARY, A.D. 1999.

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER-COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

IRENE C. GUTERREZ
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Exp. 12-1-99 DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *[Signature]*, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 11th DAY OF January, A.D. 1999.

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

PAPE-DAWSON ENGINEERS
555 EAST RAMSEY | SAN ANTONIO TEXAS 78218 | PHONE: 210.375.9000
FAX: 210.375.9010

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

REGISTERED PROFESSIONAL LAND SURVEYOR
[Signature]
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

SWORN TO AND SUBSCRIBED BEFORE ME THIS 11th DAY OF JANUARY, A.D. 1999.

STATE OF TEXAS
COUNTY OF BEXAR

I, GERRY RICKHOFF, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 10th DAY OF MAR. A.D. 1999, AT 9:45 A.M. AND DULY RECORDED THE 8th DAY OF MAR. A.D. 1999, AT 1:30 P.M. IN THE RECORDS OF THE CLERK OF SAID COUNTY, IN BOOK VOLUME 9643 ON PAGE 14.

IN TESTIMONY WHEREOF, I WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS DAY OF MAR. A.D. 1999.

COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: *[Signature]*, DEPUTY

BOOK 09543 PAGE 00016

NOTE: The City of San Antonio as part of its electric and gas system (City Public Service Board) is hereby dedicated the easements and right-of-way for electric and gas distribution and service facilities in the areas designated on this plat as "Electric Easement," "Gas Easement," "Anchor Easement," "Service Easement," "Overhang Easement," "Utility Easement," and "Transformer Easement" for the purpose of installing, constructing, reconstructing, maintaining, removing, inspecting, patrolling, and erecting poles, hanging or burying wires, cables, conduits, pipelines or transformers, each with its necessary appurtenances together with the right of ingress and egress over grantor's adjacent land, the right to relocate said facilities within said easement and right-of-way areas, and the right to remove from said lands all trees or parts thereof, or other obstructions which endanger or may interfere with the efficiency of said lines or appurtenances thereon. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement area.

Any CPS monetary loss resulting from modifications required of CPS equipment, located within said easement, due to grade changes or ground elevation alterations shall be charged to the person or persons deemed responsible for said grade changes or ground elevation alteration.

This plat does not amend, alter, release or otherwise affect any existing electric, gas water, sewer, drainage, telephone, cable easements or any other easements for utilities unless the changes to such easements are described below:

SCALE: 1" = 100'

CERTIFICATE OF APPROVAL

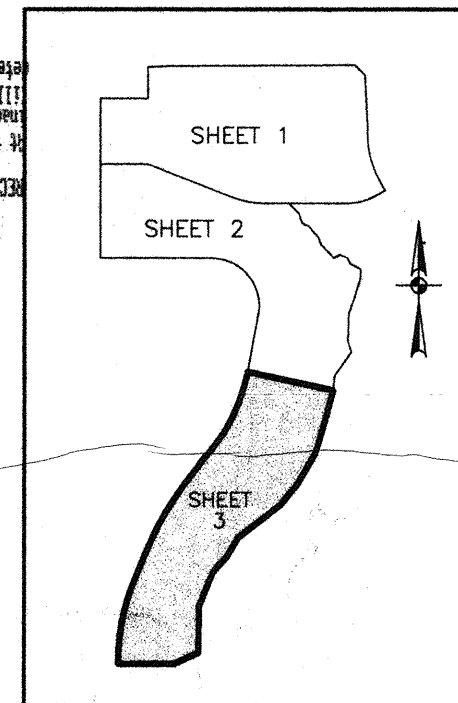
THE UNDERSIGNED COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT.

ON THIS THE 23rd DAY OF Feb., 1999

ATTESTED:

Angie Ruthoff
COUNTY CLERK
BEXAR COUNTY, TEXAS

Ch. Krier
COUNTY JUDGE, BEXAR COUNTY, TEXAS



STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS 11th DAY OF JANUARY A.D. 1999

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER-COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

Irene C. Gutierrez
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Exp. 12-1-99

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Irene C. Gutierrez*, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 11th DAY OF January A.D. 1999

Irene C. Gutierrez
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

CB 4362

UNPLATTED
27.0 ACRE TRACT

(VOL. 5371, PGS. 1168-1196, R.P.R.)
(VOL. 5371, PGS. 1233-1268, R.P.R.)

$\Delta = 14^{\circ}31'00''$
 $R = 1550.00'$
 $T = 197.41'$
 $L = 392.71'$

EXIST. 20' SAN. SEWER ESM'T.
(VOL. 5977, PG. 613-669 O.P.R.)

$\Delta = 22^{\circ}21'12''$
 $R = 1040.00'$
 $T = 205.49'$
 $L = 405.74'$

RADIAL BEARING
N89°37'06"E

15.26'
N00°18'11"W

CB 4333
UNPLATTED
183.699 ACRE TRACT
(VOL. 6497, PG. 1196, O.P.R.)

ACREAGE SUMMARY

LOTS 2-5	19.53 ACRES
TxDOT DEDICATION	0.48 ACRE
OFF-SITE DRAINAGE EASEMENT	32.95 ACRES
TOTAL	52.96 ACRES

MATCHLINE B (SEE SHEET 2 OF 3)

EXIST. 20' SAN. SEWER ESM'T.
(VOL. 5977, PG. 613-669 O.P.R.)

THE VARIABLE WIDTH DRAINAGE EASEMENT WAS DELINEATED TO CONTAIN THE BOUNDARY OF THE 100 YEAR FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH FIRM PANEL 48029C0415E, DATED FEB 16, 1996. CONSTRUCTION WITHIN THIS EASEMENT IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE BEXAR COUNTY FLOOD PLAIN ADMINISTRATOR. BEXAR COUNTY PUBLIC WORKS SHALL HAVE ACCESS TO THIS DRAINAGE EASEMENT AS NECESSARY.

100-YEAR FEMA
FLOOD PLAIN
(CLOMR OBTAINED FROM FEMA
ON 12/4/98, CASE NO. 99-06-172R)

VARIABLE WIDTH OFF-SITE
DRAINAGE EASEMENT
(32.95 ACRE)

CB 4362

UNPLATTED
(VOL. 6736, PGS. 1610-1618 O.P.R.)

HEB-1604 AT POTRANCO

BEING LOTS 2, 3, 4, AND 5, BLOCK 1, COUNTY BLOCK 4362 AND A 32.95 ACRE OFF-SITE DRAINAGE EASEMENT OUT OF A 161.715 ACRE TRACT DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 6736, PAGES 1610-1618 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, OUT OF THE J.V. DIGNOWITY SURVEY NO. 260, ABSTRACT 240, COUNTY BLOCK 4362 OF BEXAR COUNTY, TEXAS.

THIS PLAT OF HEB-1604 AT POTRANCO HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION. DATED THIS 10th DAY OF March A.D. 1999

BY: *John H. Williams*
VICE CHAIRMAN

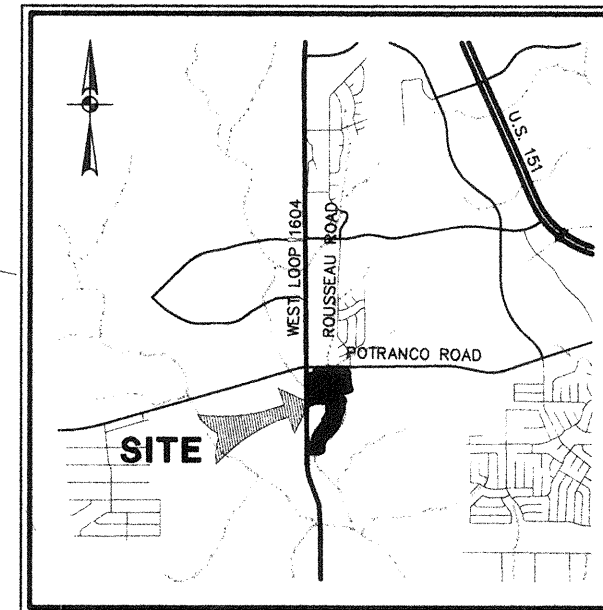
BY: *John H. Williams*
SECRETARY

WASTEWATER EDU NOTE

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING DEPARTMENT.

X=2061864.3
Y=13704299.0

PLAT NO. 980141



LOCATION MAP
N.T.S.

NOTES:

- 1) 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
- 2) THE BASIS OF MONUMENTATION FOR THIS SURVEY ARE THOSE SHOWN FOUND.
- 3) THE BEARINGS FOR THIS PLAT ARE BASED ON THE TxDOT RIGHT-OF-WAY MAP FOR LOOP 1604.
- 4) FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- 5) OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.
- 6) MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY BEING PLATTED WILL BE REGULATED AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF TWO ACCESS POINTS ALONG LOOP 1604 AND THREE ACCESS POINTS ALONG F.M. 1957, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE.
- 7) IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TxDOT PRIOR TO CONSTRUCTION WITHIN STATE RIGHT OF WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT OF WAY SHALL BE AS DIRECTED BY TxDOT.
- 8) N.A.D.83 GRID COORDINATES WERE DERIVED FROM: GUILBEAU, 1953 (P.I.D. #AY0950) N:13736374.7228 E:2075804.5144 HOFFMAN, 1953 (P.I.D. #AY0622) N:13691653.9837 E:2078963.3119
- 9) DIMENSIONS SHOWN ARE SURFACE AND THE COMBINED SCALE FACTOR USED IS 0.9998274.
- 10) BEARINGS MUST BE ROTATED 0°17'09" COUNTER CLOCKWISE TO MATCH N.A.D.83

LEGEND:

- O.P.R. - OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
- D.P.R. - DEED & PLAT RECORDS OF BEXAR COUNTY, TEXAS
- FD. 1/2" I.R. - FOUND 1/2" IRON ROD
- SAN. SEWER ESM'T. - SANITARY SEWER EASEMENT
- EXISTING CONTOUR
- PROPOSED CONTOUR

PAPE-DAWSON ENGINEERS

555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000
FAX: 210.375.9010

STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 11th DAY OF January A.D. 1999

STATE OF TEXAS
COUNTY OF BEXAR

I GERRY RICKHOFF
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Exp. 12-1-99

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS DAY OF 24th DAY MARCH A.D. 1999

Gerry Rickhoff
COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: *John H. Williams* DEPUTY

SHEET 3 OF 3

pg 3 of 3 H-309

Book 09543 PG 0015

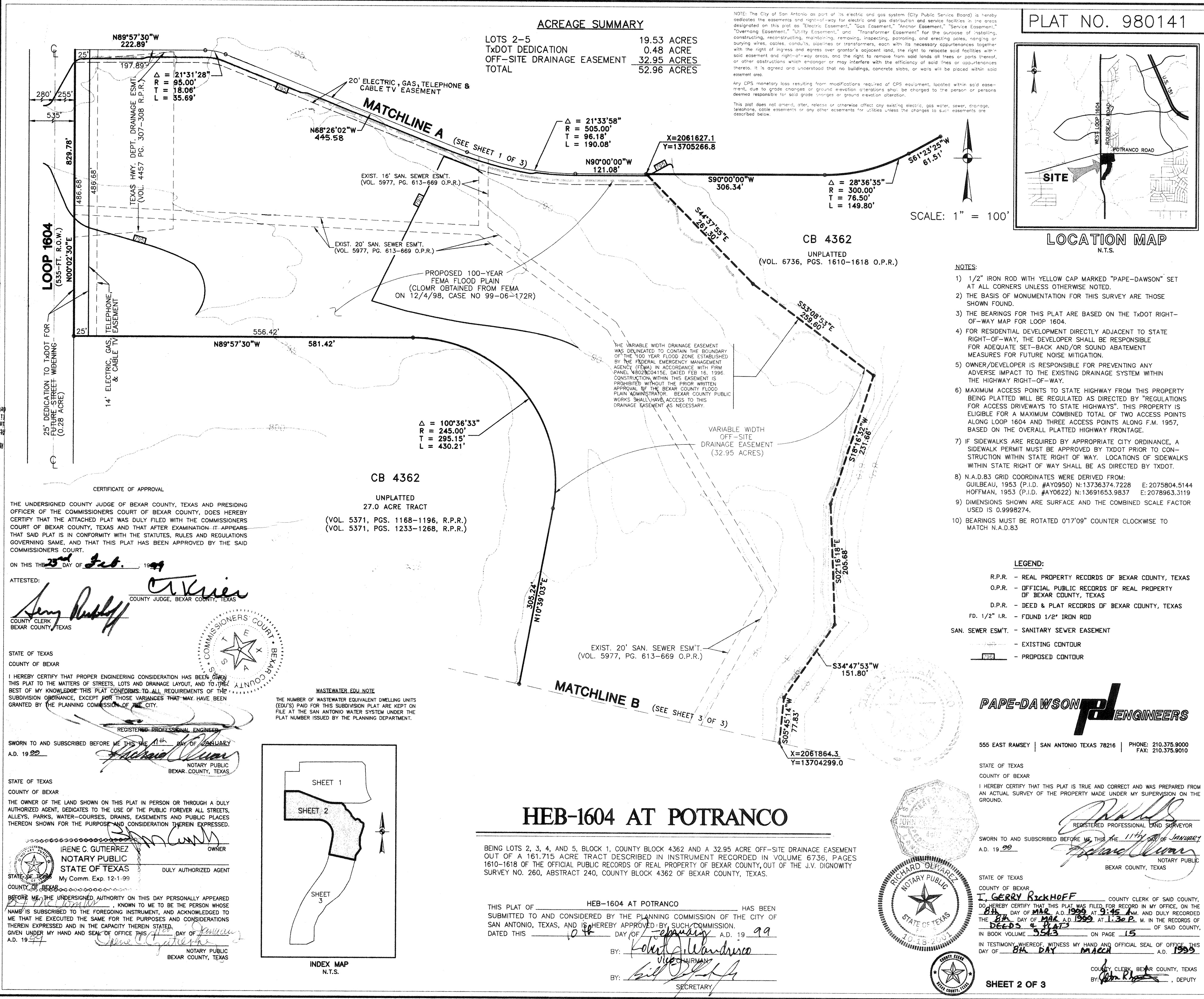
9884400 - 99 - 0043886

Deputy - Deborah Breiner
Doc/Hm : 99 - 0043886
Doc/Hm : 6.00
Record # : 207968
Rec'd : 9/4/99
On Mar 08 1999
GERRY RICKHOFF, COUNTY CLERK
Filed for Record in
BEXAR COUNTY, TEXAS

STATE OF TEXAS
DENNIS R. RION
67109
LICENSED PROFESSIONAL ENGINEER

RICHARD OLIVARIZ
NOTARY PUBLIC
STATE OF TEXAS
EXPIRES 10-18-2001

K:\4037\02\DESIGN\DWG\PL4037A1.DWG



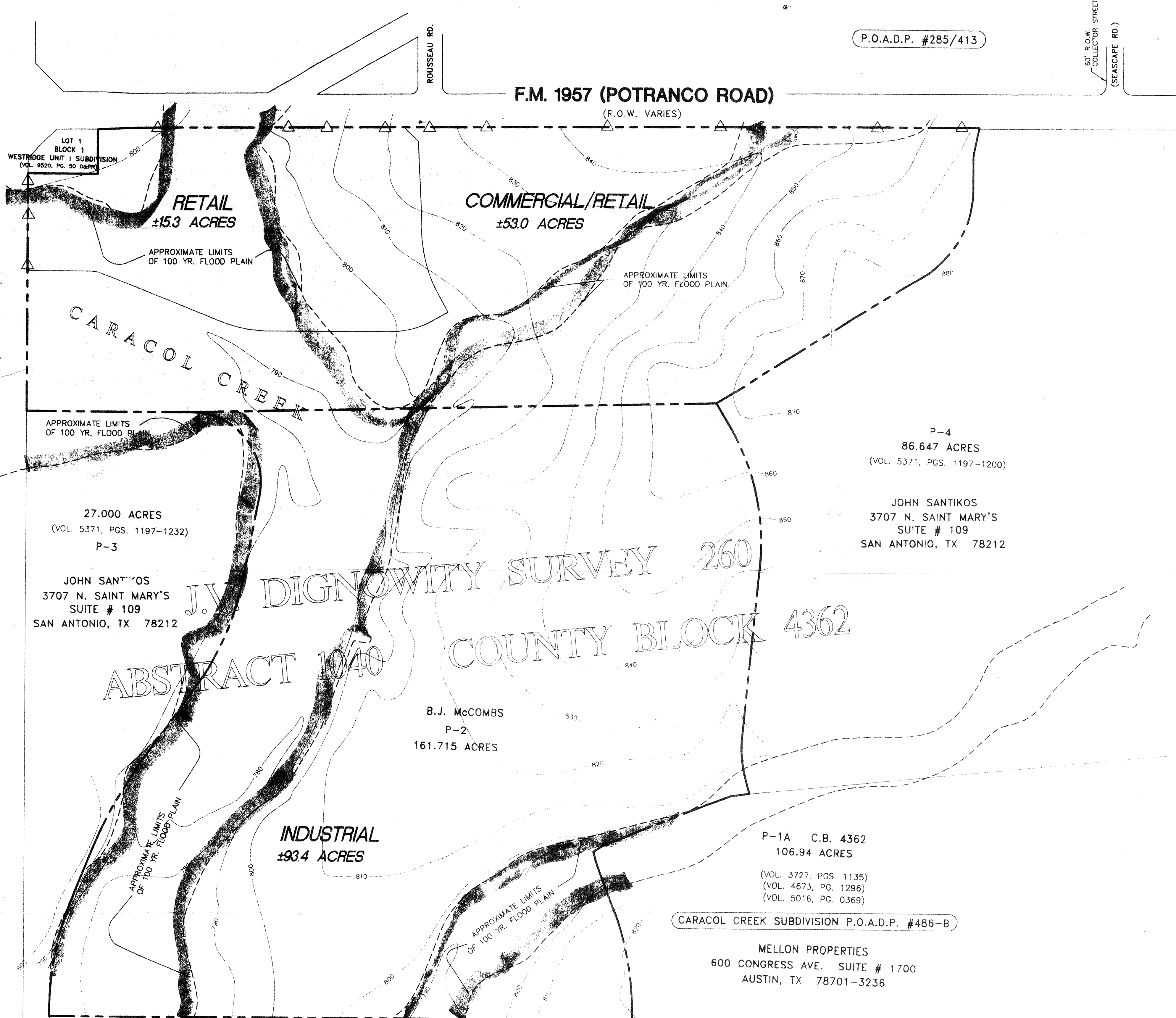
H-309
Pg 243

VRP #02-06-122

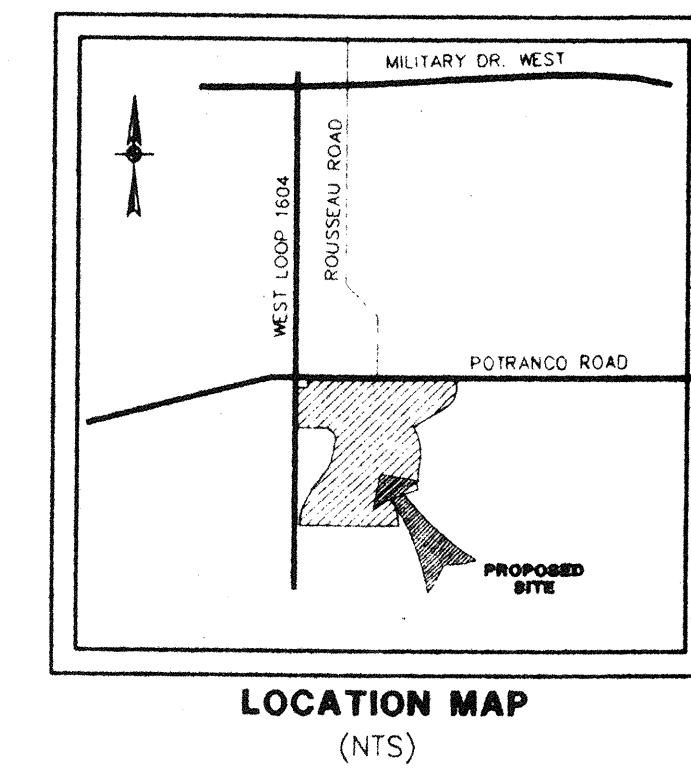
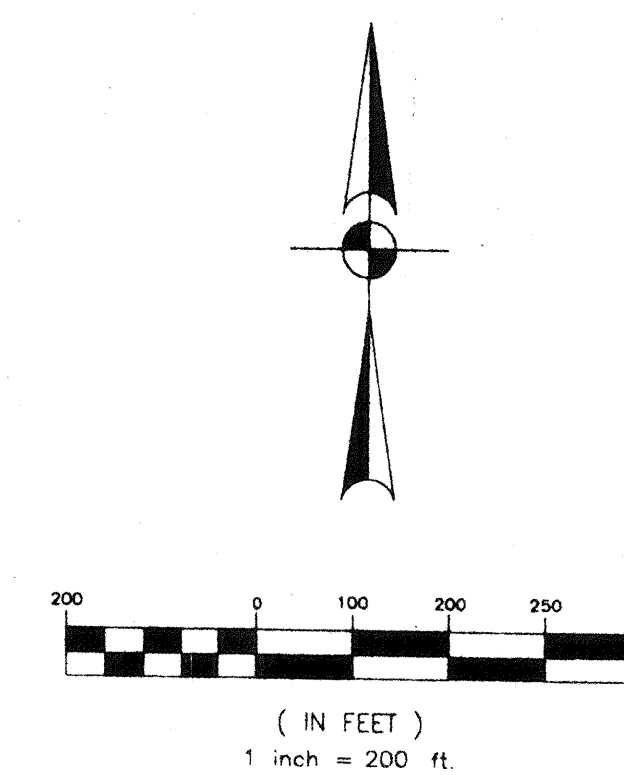
RECEIVED
OCT 14 PM 2:50

PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

CHARLES ANDERSON LOOP (F.M. 1604)
(R.O.W. VARIES)



P.O.A.D.P. #285/413



NOTES:

1. 100 YR. FLOOD PLAIN SHOWN IS DERIVED FROM A FLOOD PLAIN STUDY CONDUCTED BY PAPE-DAWSON ENGINEERS.
2. TxDOT WILL REQUIRE A 25' RIGHT-OF-WAY DEDICATION ALONG F.M. LOOP 1604 DURING THE PLATTING PROCESS.
3. PROPOSED DRIVEWAY LOCATIONS ARE SHOWN FOR PLANNING PURPOSES ONLY. THE NUMBER AND LOCATION OF DRIVEWAYS ARE SUBJECT TO REVISION, BUT NOT TO EXCEED TxDOT'S "REGULATIONS FOR ACCESS TO STATE HIGHWAYS"
4. THIS PROPERTY IS NOT LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.
5. RESIDENTIAL LOTS SHALL NOT FRONT ON ANY COLLECTOR STREET WITHIN THIS P.O.A.D.P.

LEGEND

△ APPROXIMATE LOCATION OF PROPOSED CURB CUTS

DEVELOPER:

OWNER: B.J. McCOMBS
ADDRESS: 9000 TESORO DRIVE, SUITE # 122
SAN ANTONIO, TX 78217
TELEPHONE: (210) 821-6523

DEVELOPMENT SUMMARY:

LAND AREA: ±161.7 ACRES
COMMERCIAL/RETAIL ±68.3 ACRES
INDUSTRIAL ±93.4 ACRES

D.R.P.

D.R.P.
349 200
Permit # 149

Starts Feb 27, 1997
Expires Sept 25, 2000

Issued by: EL

PLAN HAS BEEN ACCEPTED BY
COSA

DATE 10/15/99 (number)

if no plats are filed, plan will expire on July 17, 2000

1st plat filed on

JOB NO. 4375.00
DATE 8/6/98
DESIGNER D.T.
CHECKED S.T. DRAWN D.T.
SHEET 1 OF 1

P.O.A.D.P.
FOR

REDWOOD BUSINESS PARK

REVISIONS:
10/13/98 - ADDED
"SEASCAPE" AND
NOTE #5

PAPE-DAWSON ENGINEERS
CIVIL & ENVIRONMENTAL
SAN ANTONIO, TEXAS 78216
TEL. 210-375-9000
FAX 210-375-9010
555 EAST RAMSEY

VRP# 02-06-122

RECEIVED
OCT 14 PM 2:50
CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING

02 JUN 24 AM 8:06

CHARLES ANDERSON LOOP (F.M. 1604)
(R.O.W. VARIES)

CONCORD WEST CORP.
200 CONCORD PLAZA DR. SUITE 620
SAN ANTONIO, TX 78216

WOLFHOLLOW P.O.D.P. #323
(VOL. 6051, PG. 0334)

183,639 ACRES

INDUSTRIAL 584 ACRES

APPROXIMATE LIMITS OF 100 YR FLOOD PLAIN

APPROXIMATE LIMITS OF 100 YR FLOOD PLAIN

APPROXIMATE LIMITS OF 100 YR FLOOD PLAIN

APPROXIMATE LIMITS OF 100 YR FLOOD PLAIN

APPROXIMATE LIMITS OF 100 YR FLOOD PLAIN

APPROXIMATE LIMITS OF 100 YR FLOOD PLAIN

APPROXIMATE LIMITS OF 100 YR FLOOD PLAIN

APPROXIMATE LIMITS OF 100 YR FLOOD PLAIN

APPROXIMATE LIMITS OF 100 YR FLOOD PLAIN

APPROXIMATE LIMITS OF 100 YR FLOOD PLAIN

APPROXIMATE LIMITS OF 100 YR FLOOD PLAIN

APPROXIMATE LIMITS OF 100 YR FLOOD PLAIN

APPROXIMATE LIMITS OF 100 YR FLOOD PLAIN

APPROXIMATE LIMITS OF 100 YR FLOOD PLAIN

APPROXIMATE LIMITS OF 100 YR FLOOD PLAIN

APPROXIMATE LIMITS OF 100 YR FLOOD PLAIN

APPROXIMATE LIMITS OF 100 YR FLOOD PLAIN

APPROXIMATE LIMITS OF 100 YR FLOOD PLAIN

APPROXIMATE LIMITS OF 100 YR FLOOD PLAIN

APPROXIMATE LIMITS OF 100 YR FLOOD PLAIN

APPROXIMATE LIMITS OF 100 YR FLOOD PLAIN

APPROXIMATE LIMITS OF 100 YR FLOOD PLAIN

APPROXIMATE LIMITS OF 100 YR FLOOD PLAIN

APPROXIMATE LIMITS OF 100 YR FLOOD PLAIN

APPROXIMATE LIMITS OF 100 YR FLOOD PLAIN

APPROXIMATE LIMITS OF 100 YR FLOOD PLAIN

APPROXIMATE LIMITS OF 100 YR FLOOD PLAIN

APPROXIMATE LIMITS OF 100 YR FLOOD PLAIN

APPROXIMATE LIMITS OF 100 YR FLOOD PLAIN

APPROXIMATE LIMITS OF 100 YR FLOOD PLAIN

APPROXIMATE LIMITS OF 100 YR FLOOD PLAIN

APPROXIMATE LIMITS OF 100 YR FLOOD PLAIN

APPROXIMATE LIMITS OF 100 YR FLOOD PLAIN

APPROXIMATE LIMITS OF 100 YR FLOOD PLAIN

APPROXIMATE LIMITS OF 100 YR FLOOD PLAIN

APPROXIMATE LIMITS OF 100 YR FLOOD PLAIN

APPROXIMATE LIMITS OF 100 YR FLOOD PLAIN

APPROXIMATE LIMITS OF 100 YR FLOOD PLAIN

APPROXIMATE LIMITS OF 100 YR FLOOD PLAIN

APPROXIMATE LIMITS OF 100 YR FLOOD PLAIN

APPROXIMATE LIMITS OF 100 YR FLOOD PLAIN

APPROXIMATE LIMITS OF 100 YR FLOOD PLAIN

APPROXIMATE LIMITS OF 100 YR FLOOD PLAIN

APPROXIMATE LIMITS OF 100 YR FLOOD PLAIN

APPROXIMATE LIMITS OF 100 YR FLOOD PLAIN

APPROXIMATE LIMITS OF 100 YR FLOOD PLAIN

APPROXIMATE LIMITS OF 100 YR FLOOD PLAIN

APPROXIMATE LIMITS OF 100 YR FLOOD PLAIN

APPROXIMATE LIMITS OF 100 YR FLOOD PLAIN

APPROXIMATE LIMITS OF 100 YR FLOOD PLAIN

D. R. P.

349
Permit # 1449

Starts Feb 27, 1997

Expires Sept 25, 2000

Issued by El

PLAN HAS BEEN ACCEPTED BY

DATE Jun 15, 1997

If no plans are filed, plan will expire on July 17, 2000

1st plat filed on

DEVELOPMENT SUMMARY:

LAND AREA: 584 ACRES

COMMERCIAL/RETAIL: 584 ACRES

INDUSTRIAL: 584 ACRES

D. R. P.

Permit # 1449

Starts Feb 27, 1997

Expires Sept 25, 2000

Issued by El

DEVELOPER:

OWNER: B. J. McCOMBS

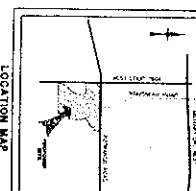
ADDRESS: 800 CONGRESS AVE. SUITE # 1700
AUSTIN, TX 78701-5236

TELEPHONE: (512) 475-5236

LEGEND

APPROXIMATE LOCATION OF PROPOSED CREEK CUTS

- NOTES:
1. 100 YR FLOOD PLAIN SHOWN & DERIVED FROM A FLOOD PLAIN STUDY CONDUCTED BY PATE-DANSON ENGINEERS.
 2. 100 YR FLOOD PLAIN, 25' HIGH DETENTION BASIN ALONG F.M. LOOP 1604, WILL REQUIRE A 25' HIGH DETENTION BASIN ALONG F.M. LOOP 1604.
 3. PROPOSED BASIN WILL BE CONSTRUCTED AND SHOWN FOR PLANNING PURPOSES ONLY. THE NUMBER AND LOCATION OF BASINS WILL BE DETERMINED BY THE CITY OF SAN ANTONIO AND LOCAL AGENCIES.
 4. THIS PROPOSED BASIN IS NOT LOCATED WITHIN THE EXISTING BASIN EXCHANGE ZONE.
 5. RESERVING 10% BASIN, WILL PREVENT ANY COLLECTION STREET WITHIN THE P.O.D.P.



P.O.A.D.P.
FOR
REDWOOD BUSINESS PARK

PAT DANDY
CITY OF SAN ANTONIO
PLANNING DEPARTMENT
300 EAST MARKET
SAN ANTONIO, TEXAS 78202
TEL: 204-145-1000
FAX: 204-145-1000

REVISIONS
10/11/98 - ADDED "SCAPE" AND DATE PL

RECEIVED
JUN 25 1997



City of San Antonio
New
Vested Rights Permit
APPLICATION

file
CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING

02 JUN 24 AM 8:06

Permit File: # VRP#02-06-122

Assigned by city staff

Date: _____

1. All applicable information on application must be legibly printed or typed for processing. If application is completed on behalf of the property owner please attach power of attorney or letter of agent.
2. Please complete subject of application and attach 2 sets of all applicable documents (i.e. this application, Master Development Plan (Formaly POADP), P.U.D. plan, plat application, approved plat, building permit).

Note: All Applications must have a Site Map showing the Area Boundary (Attached).

1. Owner/ Agent Laredo C, Ltd. Attn: A. Bradford Galo
2. Address: 15102 Jones Maltsberger, Suite 101
3. Zip: 78247 Telephone # (210) 947-3385
4. Site location or address southeast corner of Loop 1604 and Potranco Road intersection
5. Council District N/A ETJ ☒ Over Edward's Aquifer Recharge ☐ yes (✓) no

● **MASTER DEVELOPMENT PLAN (MDP)** (Formerly POADP)*

accepted prior to September 1, 1997 are subject to permit right conditions within 18 months from the effective date of the development rights ordinance (9/25/97) and projects submitted after September 1, 1997 are subject to 18 months for the POADP acceptance date.

Name: Redwood Business Park # 620

Date accepted: 01/15/99 Expiration Date: 09/25/07 MDP Size: 161.7 acres

● **P.U.D. PLAN**

Name: _____ # _____

Date accepted: _____

● **Plat Application**

Plat Name: _____ Plat # _____ Acreage: _____

Date submitted: _____ Expiration Date: _____

(Note: Plat must be approved within 18 months of application submittal date).

August 17, 2001

✓ Approved Plat

Plat Name: HEB-1604 At Potranco **#** 980141 **Acreage:** 52.5 **Approval**

Date: 02/10/99 **Plat recording Date:** 03/08/99 **Expiration Date:** -0- **Vol./Pg.** 9543, Pages 14-16

(Note: If plat is not recorded within 3 years of plat approval permit rights will expire).

• **Others**

Type of Permit: _____ **Date issued:** _____ **Expiration Date:** _____

Acreage: _____

(Note: Two maps of the area must be provided)

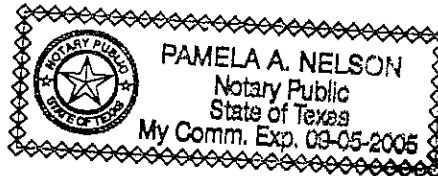
NOTE: Filing a knowingly false statement on this document, or any attached document, is a crime under §37.02 and §37.10 of the Texas Penal Code, punishable as a state jail felony by up to two years in jail and fine of up to \$10,000.

I hereby certify that all information in this Application and the attached documents are true and correct and that it is my belief the property owner is entitled to Vested Rights on the listed location.

Print name: A. Bradford Mayo **Signature:** [Signature] **Date:** 6/21/2002

Sworn to and subscribed before me by on this 21st day of June 2002, to certify which witness by hand and seal of office.

Pamela A. Nelson



Notary Public, State of Texas, My Commission expires: 09-05-2005

City of San Antonio use

☒ **Approved** *As of Feb 27, 1997*

☐ **Disapproved**

Review By: [Signature] **Assistant City Attorney**

Date: July 17, 2002

August 17, 2001

#02-06-122

TRANSMITTAL



To: Mike Herrera
Planning Department 3RD Floor
114 W. Commerce
San Antonio, TX 78205

Date: June 21, 2002

Re: Redwood Business Park POADP No. 620

QUANTITY	DESCRIPTION
2	Copies of the Vested Rights Permit
2	POADP's (DRP No. 349)
2	8 1/2 x 11 POADP's
2	Plats (HEB-1604 At Potranco)
1	Check in the amount of \$ 160.00 (#000106)

If enclosures are not as noted, kindly notify us at once.

☒ **For Approval** ☐ **For Your Use** ☐ **As Requested** ☐ **For Review and Comment**

COMMENTS

We are applying for Vested Rights of the Redwood Business Park POADP, which has a Development Rights Permit number 349. If you have any questions or need any additional information, please call our office. Thank- you.

From: Stephanie Sandoval

Project No.: 4847-00

cc: File

#02-06-122

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com

02 JUN 24 AM 8:05
CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 JUN 24 AM 8:06

000106

Compass Bank
San Antonio, Texas (23)

35-1054/1130
921

6/21/2002

LAREDO C, LTD.
15102 JONES MALTSBERGER, #101
SAN ANTONIO, TX 78247-3367

PAY TO THE ORDER OF CITY OF SAN ANTONIO

\$**160.00

One Hundred Sixty and 00/100*****

DOLLARS

CITY OF SAN ANTONIO



AUTHORIZED SIGNATURE

MEMO

PERMITS - VESTED RIGHTS PERMIT

⑈000106⑈ ⑆113010547⑆ 85365231⑈